



County of Orange

MEMO

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PA98-0049

FILE:

CP00-0045

DATE: July 12, 2000
TO: RECORD/FILE/APPLICANT
FROM: John B. Buzas, Manager, CPSD/Site Planning Section
SUBJECT: Changed Plan CP00-0045 For Project No. PA98-0049
APPLICANT: The Irvine Company

The subject Changed Plan has been reviewed by Charles Shoemaker and Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The changes include drainage, runoff management and water quality improvements to provide a systematic continuation of the improvements that are currently being considered by the California Coastal Commission as a part of the up-stream drainage, runoff management and water quality infrastructure. These improvements are to an extent duplicate from the changes to the Master Coastal Development Permit (CP00-0044 for PA97-0133), because both documents maintain some overlap in area applicability. These improvements necessitate the following revisions applicable to PA98-0049:

- Revised grading to construct a new storm-water detention basin (Basin #3) at the boundary between Development Areas 3A-2c and 3B-1e. This will also alter the design of Bluff Park (previously referred to as Canyon View Park), a private view park within this area. As a private park, local park credit for the planned community is not affected by this adjustment;
- Revised edge grading (off-site), east of Development Areas 3B-2a and 3B-2c.
- Addition of new storm drain located at the terminus of "Z" Street (in TT 15586, which is being processed concurrently) within Development Area 3B-2c.
- Minor revisions to lot configurations and street configurations within Development Areas 3B-2a, 3B-2b, 3B-2c due to revised edge grading. There is no net increase in the approved number of residential lots.

CONDITIONS:

1. Prior to the issuance of grading permits for the new storm-water detention basin at the boundary between Development Areas 3A-2c and 3B-1e, approval of a Site Development Permit per Zoning Code Section 7-9-150 is required.
2. Prior to the issuance grading permits for that area east of Planning Areas 3B, TT 15586 shall be revised in a manner meeting the approval of the Manager, Subdivision and Grading.

John B. Buzas

NOTES:

Approval of this Changed Plan incorporates by reference Initial Study No. CP000045/PA980049, with findings, prepared for this Changed Plan and attached hereto.

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.